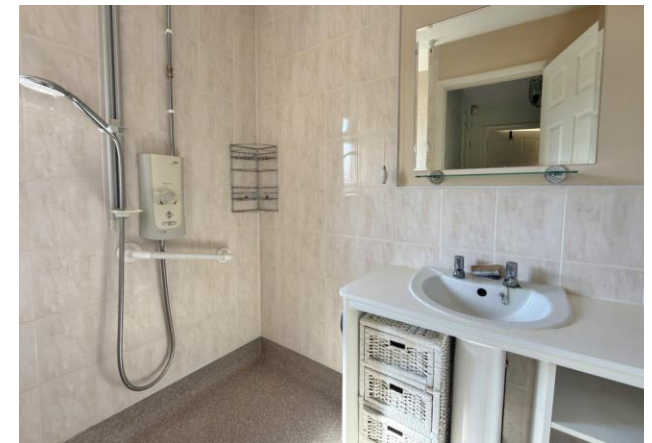


£250,000
47 Hazelholt Drive
Bedhampton, PO9 3DL

PROPERTY SUMMARY

Situated in the sought-after location of Bedhampton, this lovely three-bedroom mid-terraced house offers generous living accommodation and a range of appealing features. The property comprises a large living room, fitted kitchen, useful sun room, wet room and three generously sized bedrooms. Outside, the south-facing rear garden provides an excellent space for outdoor enjoyment, with the added benefit of a brick-built shed for storage. Further features include gas central heating and double glazing. Ideally positioned close to local transport links and a selection of good schools, this property would make an excellent family home and is well worth viewing.





ENTRANCE HALL

KITCHEN 7' 6" x 11' 4" (2.29m x 3.45m)

LIVING ROOM 12' 2" x 18' 4" (3.71m x 5.59m)

SUNROOM 8' 4" x 12' (2.54m x 3.66m)

LANDING

BEDROOM ONE 13' 1" x 9' 1" (3.99m x 2.77m)

BEDROOM TWO 6' 11" x 11' 6" (2.11m x 3.51m)

BEDROOM THREE 9' 4" x 7' 6" (2.84m x 2.29m)

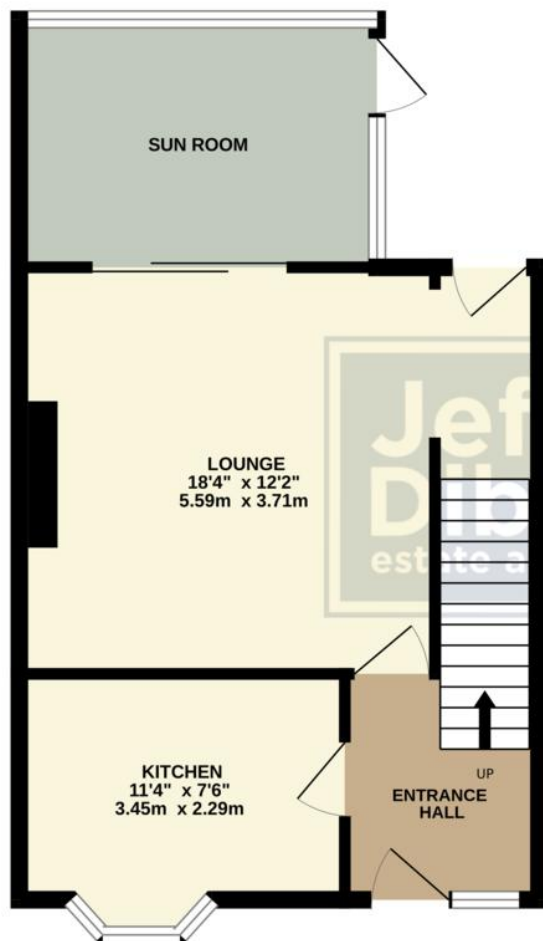
WETROOM 6' 5" x 5' 1" (1.96m x 1.55m)

WC

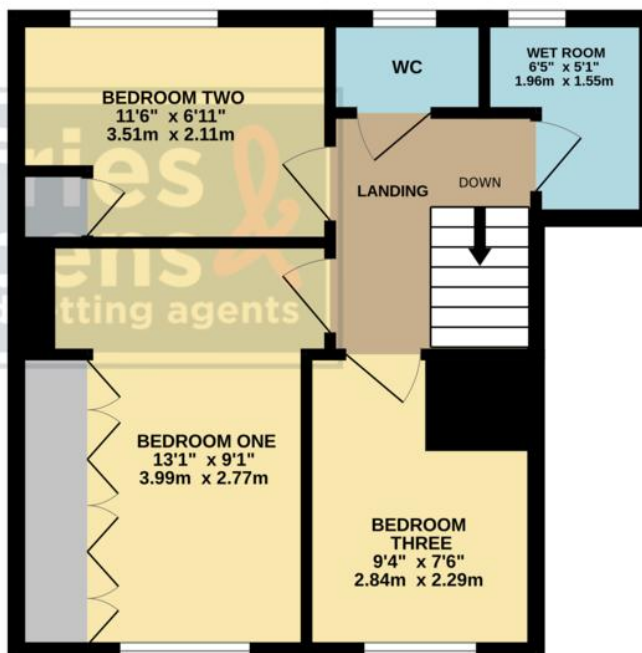
GARDEN



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

EPC TO FOLLOW

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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